

**RUSH
WITT &
WILSON**



Forge House, 17 High Street, Lydd, Kent TN29 9AJ
Guide Price £395,000

Rush Witt & Wilson are pleased to offer a substantial Grade II listed home in the heart of Lydd.

The well presented spacious and versatile accommodation comprises three first floor bedrooms, one with ensuite shower room, family bathroom. Living room with inglenook fireplace, open plan to dining room, two further reception rooms that could be used as ground floor bedrooms, cloakroom and a triple aspect kitchen / breakfast room.

Garden to the rear enjoying a southerly aspect. Detached garage.

The property is considered ideal for large / extended family occupation and will also appeal to those seeking work from home or home / income potential.

For further information and to arrange a viewing please call our Rye office 01797 224000



Locality

Situated in the heart of Lydd on the Romney Marsh. The town offers a range of daily amenities including general stores, post office, butchers, hair dressers and chemist as well as primary school, public houses and restaurants. Further shopping sporting and recreation facilities will be found in the neighbouring towns of Rye and New Romney. There is also an airport and Golf Club on the outskirts of the town.

Dungeness National Nature Reserve is near by as are the sand dunes at Camber and Greatstone.

Hallway

Living Room

14'2" x 12'1" (4.33 x 3.70)
Window to the front. Inglenook fireplace with inset gas burner. Alcove cupboard with shelving over.

Dining Room

12'5" x 12'2" (3.81 x 3.73)
Window to rear. Alcove cupboard and recessed shelving.

Family Room / Bedroom

14'2" x 9'3" (4.32 x 2.82)
Window to the front.

Study / Bedroom

9'6" x 7'6" (2.90 x 2.31)
Window to the rear.

Inner Hall

Stairs to the first floor. Door to side pathway. Further double doors to terrace and garden.

Lobby

4'11" x 2'11" (1.51 x 0.89)

Cloakroom

4'11" x 3'1" (1.51 x 0.94)
Window to the side. Wash basin and wc.

Kitchen / Breakfast Room

17'10" x 10'0" (5.44 x 3.07)
A light and airy triple aspect room. Extensively fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Upright unit housing oven and grill. Worktop with inset ceramic sink. Induction hob with extractor over. Window to the rear and further windows to either side. Space for table and chairs. Tiled floor.

Utility Room

6'11" x 4'11" (2.11 x 1.50)
Window to the side. Space and plumbing for washing machine. Space for further freestanding appliances. Wall mounted boiler. Shelving.

First Floor Landing

Stairs rise from the inner hall. Shelved cupboard.

Bedroom

14'10" x 9'10" (4.54 x 3)
Window to the front.

Ensuite Shower Room

7'10" x 4'5" (2.39 x 1.36)
Shower cubicle, wash basin and wc. Window to the rear.

Bedroom

14'8" x 13'5" (4.48 x 4.10)
Window to the front. Two deep cupboards.

Bedroom

12'5" x 12'1" (3.81 x 3.69)
Window to the rear. Shelved cupboard.

Bathroom

7'9" x 5'6" (2.38 x 1.68)
A white suite comprising bath with mixer tap, pedestal wash basin and wc. Window to the rear.

Outside

A block paved courtyard abuts the property and is accessed from the kitchen / dining room.

The garden enjoys a southerly aspect with an area of level

lawn, established beds with a variety shrubs and seasonal flowers as well as mature trees.

Picket style fencing to the rear and gate to shared drive.

Garage

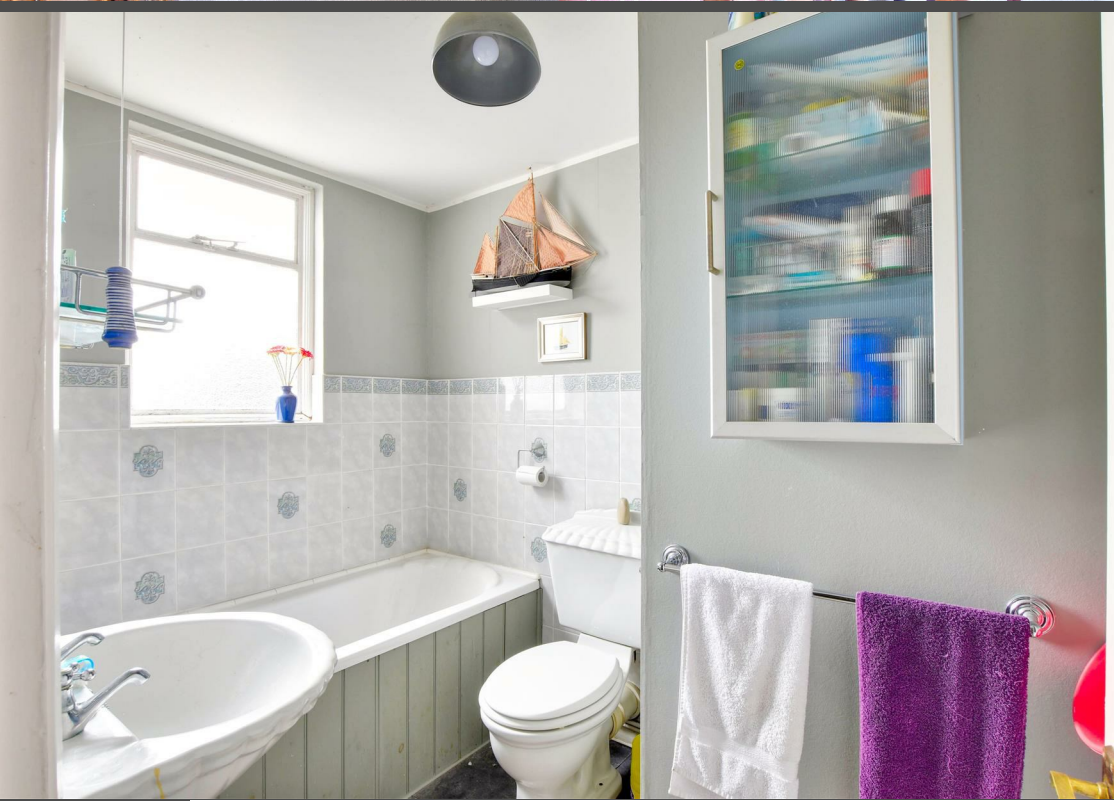
Detached garage with door to the front and personal door to the side.

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

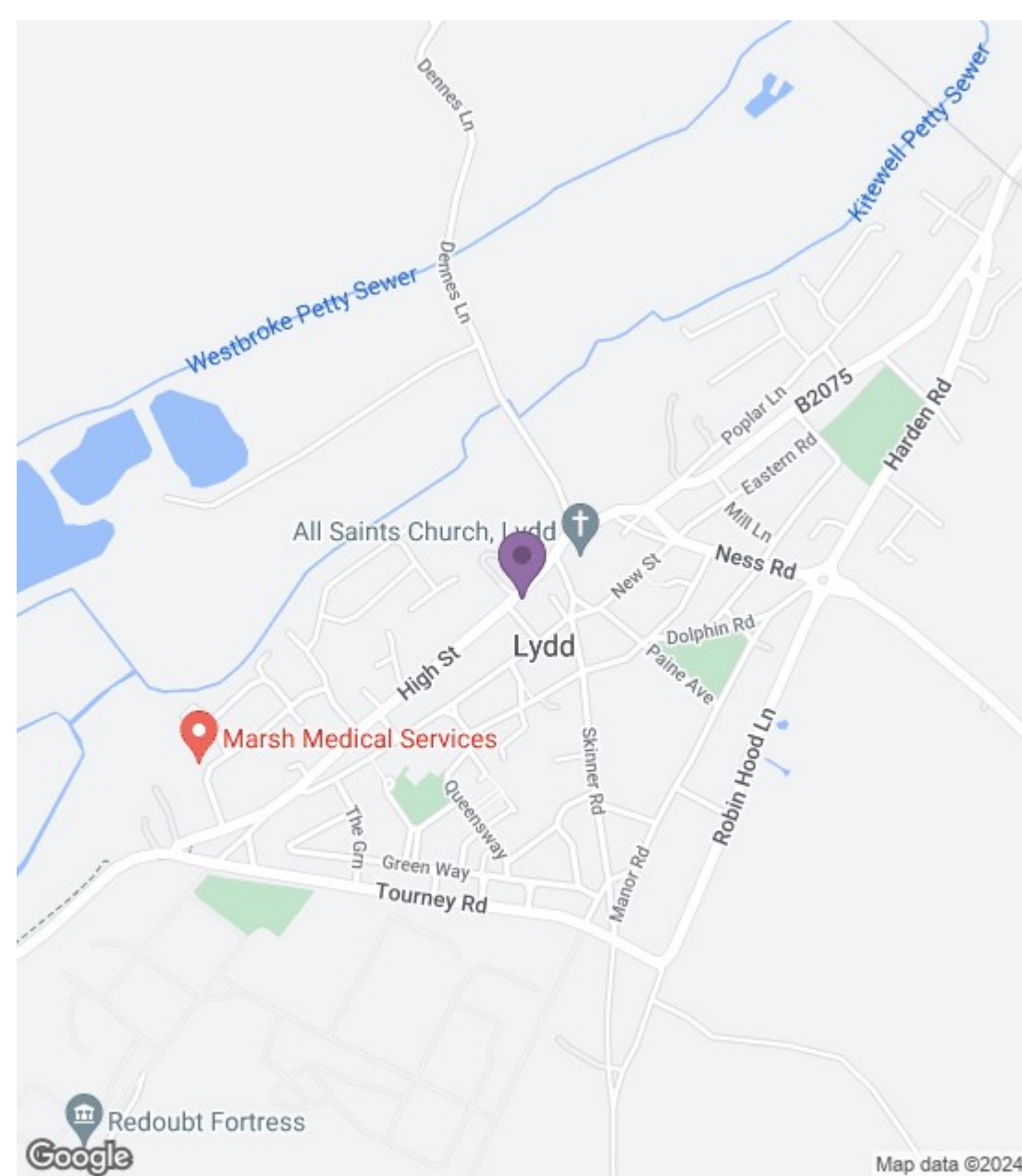
Council Tax Band C





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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